

# Draft

## PERMIT

**Permit No:** 20090000790-KB  
**Town/City:** Stamford  
**Work Area:** unnamed cove off of Stamford Harbor  
**Permittee:** John Condlin  
95 Downs Avenue  
Stamford, CT 06902

Pursuant to sections 22a-359 through 22a-363f and sections 22a-28 through 22a-35 of the Connecticut General Statutes ("CGS") and in accordance with CGS section 22a-98, and the Connecticut Water Quality Standards dated December 2002, a permit is hereby granted by the Commissioner of Environmental Protection ("Commissioner") to retain a stone and mortar bulkhead and a recessed set of steps for flood and erosion control; retain a timber pier and modify an existing dock configuration; and remove existing structures for private recreational boating use as is more specifically described below in the SCOPE OF AUTHORIZATION, in an unnamed cove off of Stamford Harbor identified as the "work area" above.

### \*\*\*\*\*NOTICE TO PERMITTEES AND CONTRACTORS\*\*\*\*\*

**FAILURE TO CONFORM TO THE TERMS AND CONDITIONS OF THIS PERMIT MAY SUBJECT THE PERMITTEE AND ANY CONTRACTOR TO ENFORCEMENT ACTIONS, INCLUDING PENALTIES AND INJUNCTIONS, AS PROVIDED BY LAW.**

### SCOPE OF AUTHORIZATION

The Permittee is hereby authorized to conduct the following work as described in Application No. 200900790-KB including 6 sheets of plans dated February 27, 2009, submitted by the Permittee to the Commissioner and attached hereto:

1. retain a 78' long stone and mortar bulkhead, including a northerly bulkhead return and recessed stairs;
2. retain a 4' x 32' fixed timber pier;
3. remove an existing 3' x 20' timber ramp; and
4. modify the existing pier authorized in paragraph 2., above as follows:
  - a.) install a 4' x 10' fixed timber pier extension;
  - b.) install a 3' x 40' aluminum ramp;
  - c.) install a 4' x 2.5' landing float attached to a 6' x 15' main float secured in place with four piles;

- d.) install two berthing boards as shown on Figure 4 of the project plans; and
- e.) install one tie-off pile as shown on Figure 4 of the project plans.

**UPON INITIATION OF ANY WORK AUTHORIZED HEREIN, THE PERMITTEE ACCEPTS AND AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS OF THIS PERMIT.**

**SPECIAL TERMS AND CONDITIONS**

1. The Permittee shall ensure that all work associated with the driving of piles by a water-based barge be conducted during periods of high water only in order to ensure that the barge does not rest on or come in contact with bottom substrates. Any such barge must move to deeper waters during periods of low water. It shall not be a defense to this provision for the Permittee to assert that they have no control over the operation of the barge.
2. Except as specifically authorized by this permit, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be deposited, placed or stored in any wetland or watercourse on or off-site, or within any delineated setback area, nor shall any wetland, watercourse or delineated setback area be used as a staging area or accessway other than as provided herein.
3. Not later than two weeks prior to the commencement of any work authorized herein, the Permittee shall submit to the Commissioner, on the form attached hereto as Appendix A, the name(s) and address(es) of any contractor(s) employed to conduct such work and the expected date for commencement and completion of such work.
4. On or before (a) 90 days after completion of the work authorized herein, or (b) upon expiration of the work completion date or any authorized one year extension thereof, whichever is earlier, the Permittee shall submit to the Commissioner "as-built" plans prepared and sealed by a licensed engineer, surveyor or licensed architect, as applicable, of the work are showing all tidal datums and structures.

**GENERAL TERMS AND CONDITIONS**

1. All work authorized by this permit shall be completed within five years from date of issuance of this permit ("work completion date") in accordance with all conditions of this permit and any other applicable law.
  - a. The Permittee may request a one-year extension of the work completion date. Such request shall be in writing and shall be submitted to the Commissioner at least 30 days prior to said work completion date. Such request shall describe the work done to date, work which still needs to be completed and the reason for such extension. The Commissioner shall grant or deny such request in her sole discretion.
  - b. Any work authorized herein conducted after said work completion date or any authorized one year extension thereof is a violation of this permit and may subject the Permittee to enforcement action, including penalties, as provided by law.

2. In conducting the work authorized herein, the Permittee shall not deviate from the attached plans, as may be modified by this permit. The Permittee shall not make de minimis changes from said plans without prior written approval of the Commissioner.
3. The Permittee shall maintain all structures or other work authorized herein in good condition. Any such maintenance shall be conducted in accordance with applicable law including, but not limited to, CGS sections 22a-28 through 22a-35 and CGS sections 22a-359 through 22a-363f.
4. Prior to the commencement of any work authorized hereunder, the Permittee shall cause a copy of this permit to be given to any contractor(s) employed to conduct such work. At the work area the Permittee shall, whenever work is being performed, make available for inspection a copy of this permit and the final plans for the work authorized herein.
5. The Permittee shall notify the Commissioner in writing of the commencement of any work and completion of all work authorized herein no later than three days prior to the commencement of such work and no later than seven days after the completion of such work.
6. All waste material generated by the performance of the work authorized herein shall be disposed of by the Permittee at an upland site approved for the disposal of such waste material, as applicable.
7. In undertaking the work authorized hereunder, the Permittee shall not cause or allow pollution of wetlands or watercourses, including pollution resulting from sedimentation and erosion. For purposes of this permit, "pollution" means "pollution" as that term is defined by CGS section 22a-423.
8. Upon completion of any work authorized herein, the Permittee shall restore all areas impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.
9. Any document required to be submitted to the Commissioner under this permit or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

Permit Section  
 Office of Long Island Sound Programs  
 Department of Environmental Protection  
 79 Elm Street  
 Hartford, Connecticut 06106-5127  
 (860) 424-3034  
 Fax # (860) 424-4054

10. The date of submission to the Commissioner of any document required by this permit shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under this permit, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in this permit, the word "day" as used in this permit means calendar day. Any document or action which is required by

this permit to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.

11. The work specified in the SCOPE OF AUTHORIZATION is authorized solely for the purpose set out in this permit. No change in the purpose or use of the authorized work or facilities as set forth in this permit may occur without the prior written authorization of the Commissioner. The Permittee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this permit, request authorization from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.
12. This permit may be revoked, suspended, or modified in accordance with applicable law.
13. This permit is not transferable without prior written authorization of the Commissioner. A request to transfer a permit shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Permittee's obligations under this permit shall not be affected by the passage of title to the work area to any other person or municipality until such time as a transfer is authorized by the Commissioner.
14. The Permittee shall allow any representative of the Commissioner to inspect the work authorized herein at reasonable times to ensure that it is being or has been accomplished in accordance with the terms and conditions of this permit.
15. In granting this permit, the Commissioner has relied on representations of the Permittee, including information and data provided in support of the Permittee's application. Neither the Permittee's representations nor the issuance of this permit shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
16. In the event that the Permittee becomes aware that he did not or may not comply, or did not or may not comply on time, with any provision of this permit or of any document required hereunder, the Permittee shall immediately notify the Commissioner and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the Commissioner, the Permittee shall state in writing the reasons for the noncompliance or delay and propose, for the review and written approval of the Commissioner, dates by which compliance will be achieved, and the Permittee shall comply with any dates which may be approved in writing by the Commissioner. Notification by the Permittee shall not excuse noncompliance or delay and the Commissioner's approval of any compliance dates proposed shall not excuse noncompliance or delay unless specifically stated by the Commissioner in writing.
17. In evaluating the application for this permit the Commissioner has relied on information and data provided by the Permittee and on the Permittee's representations concerning site conditions, design specifications and the proposed work authorized herein, including but not limited to representations concerning the commercial, public or private nature of the work or structures authorized herein, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, this permit may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.

18. The Permittee may not conduct work waterward of the high tide line or in tidal wetlands at this permit site other than the work authorized herein, unless otherwise authorized by the Commissioner pursuant to CGS section 22a-359 et. seq. and/or CGS section 22a-32 et. seq.
19. The issuance of this permit does not relieve the Permittee of his obligations to obtain any other approvals required by applicable federal, state and local law.
20. Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under this permit shall be signed by the Permittee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: "I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense."
21. This permit is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.

Issued on \_\_\_\_\_, 2009

STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

\_\_\_\_\_  
**Betsey Wingfield**  
**Bureau Chief**  
**Bureau of Water Protection and Land Reuse**

**Permit Application No. 200900790-KB, Stamford**  
**John Condlin**

Certified Mail # \_\_\_\_\_



SCALE: 1 = 12,000

**Coastline Consulting & Development**  
5-B Old Post Road, Madison CT 06443  
(203) 245-8138

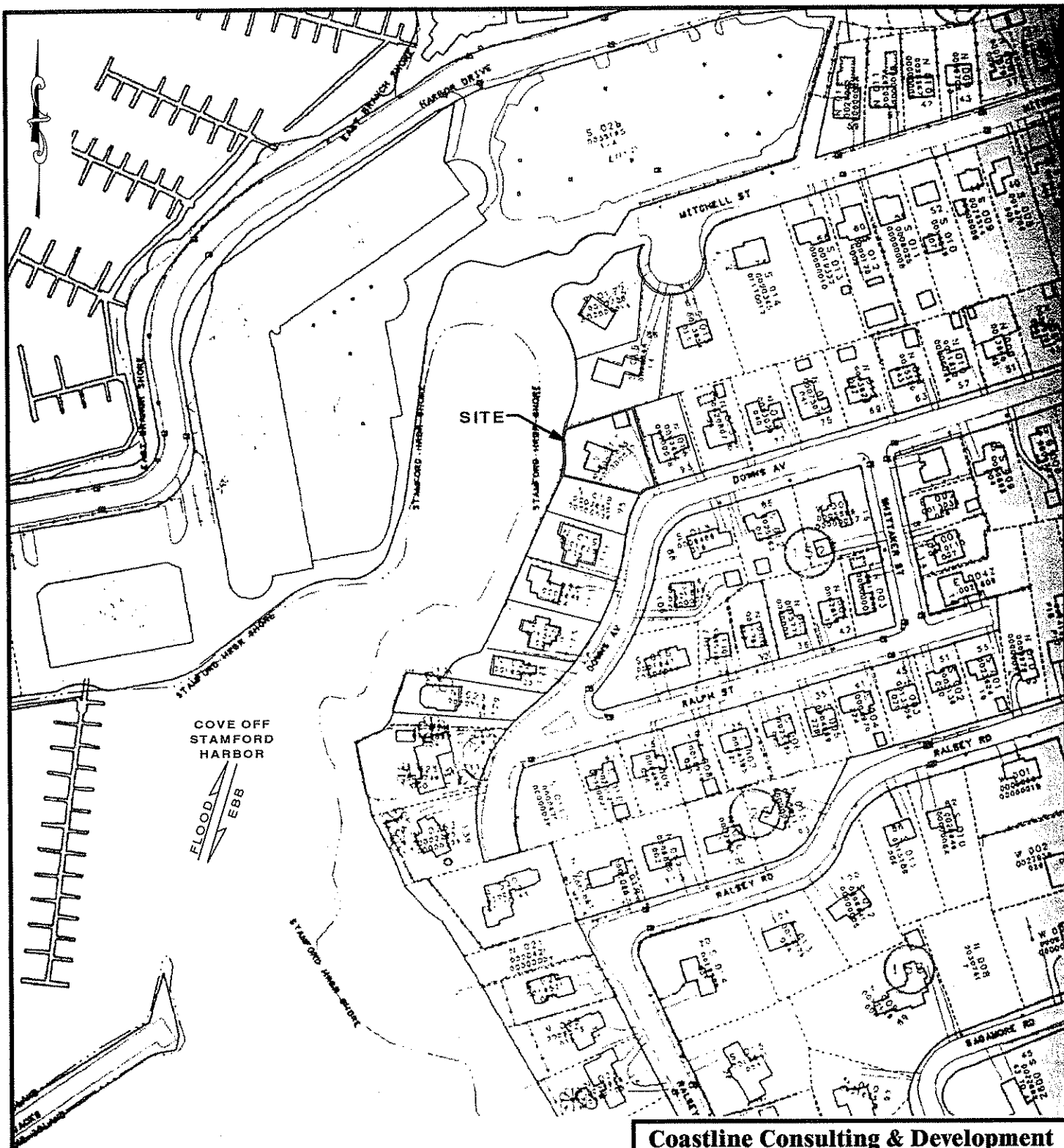
FIGURE 1 OF 6  
SITE LOCATION MAP

CONDLIN & GAGLIARDI PROPERTY  
95 DOWNS AVENUE  
STAMFORD, CONNECTICUT

FEBRUARY 27, 2009

FILE NO.: 08-131

NOTE: REFER TO NOTES FOR THIS FIGURE IN  
PROJECT DRAWING NOTES ON FIGURE 6 OF 6.



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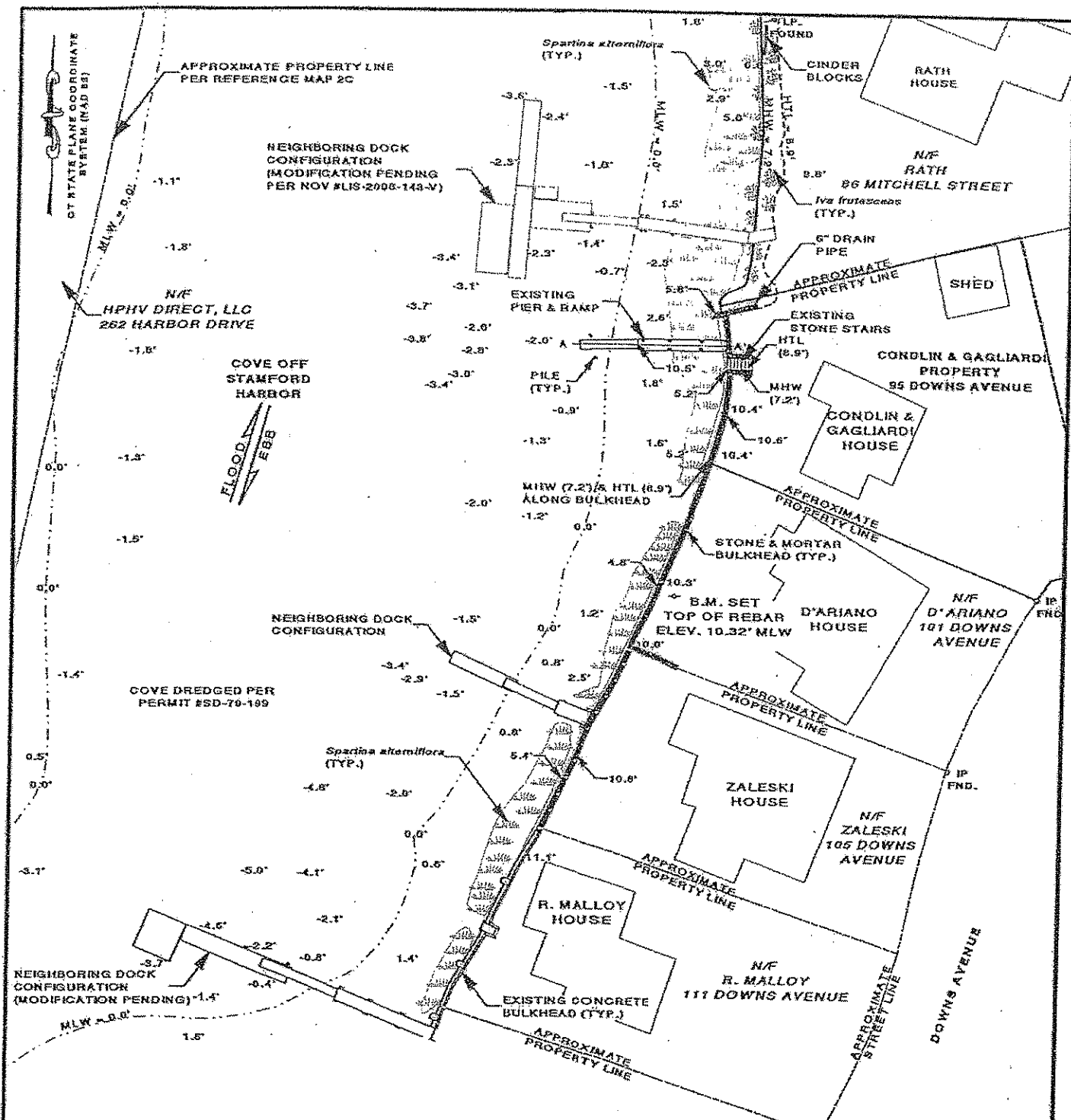
FIGURE 2 OF 6  
 SITE PLAN VIEW

CONDLIN & GAGLIARDI PROPERTY  
 95 DOWNS AVENUE  
 STAMFORD, CONNECTICUT

FEBRUARY 27, 2009

SCALE: 1" = 200'

NOTE: REFER TO NOTES FOR THIS FIGURE IN  
 PROJECT DRAWING NOTES ON FIGURE 6 OF 6.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Constance M. Culliney*  
 CONSTANCE M. CULLINEY, L.S. Lic. No. 70201

MAP NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

MLW - MEAN LOW WATER  
 MHW - MEAN HIGH WATER  
 HTL - HIGH TIDE LINE  
 1.2' - SOUNDING  
 B.M. - BENCHMARK  
 I.P. - IRON PIPE/PIPE  
 N/F - NOW FORMERLY

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FIGURE 3 OF 6  
 TOPOGRAPHIC SURVEY  
 EXISTING CONDITIONS

CONDLIN & GAGLIARDI PROPERTY  
 95 DOWNS AVENUE  
 STAMFORD, CONNECTICUT

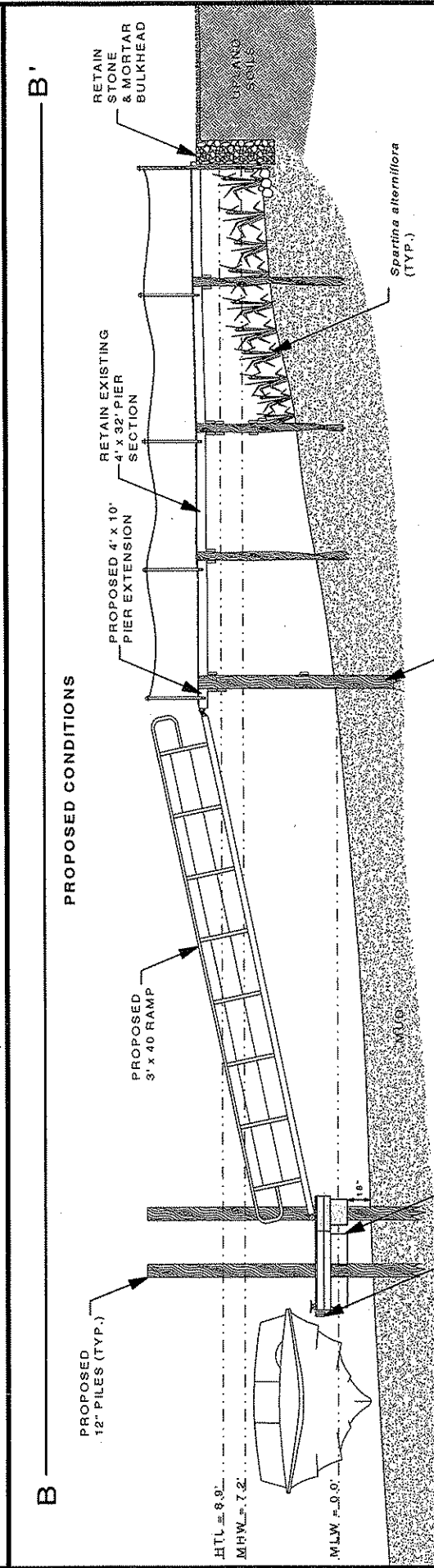
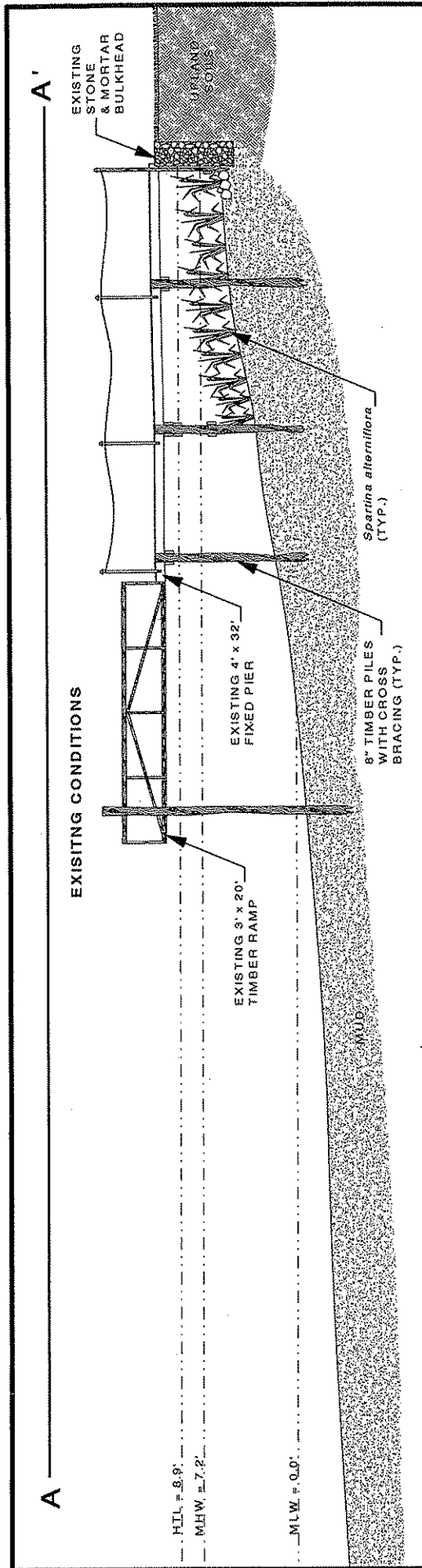
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SCALE: 1" = 50'

NOTE: REFER TO NOTES FOR THIS FIGURE IN PROJECT DRAWING NOTES ON FIGURE 6 OF 6.







<b>Coastline Consulting &amp; Development</b> 5-B Old Post Road, Madison, CT 06443 (203) 245-8138	
FIGURE 5 OF 6 CROSS SECTION A - A' & B - B'	
CONDLIN & GAGLIARDI PROPERTY 95 DOWNS AVENUE STAMFORD, CONNECTICUT	
FEBRUARY 27, 2009	SCALE: 1" = 12'



NOTE: REFER TO NOTES FOR THIS FIGURE IN PROJECT DRAWING NOTES ON FIGURE 6 OF 6.

## PROJECT DRAWING NOTES

### FIGURE 1 OF 6 - SITE LOCATION MAP

1. MAP TAKEN FROM TOPO, INC., 7.5 MINUTE USGS TOPOGRAPHIC MAPS OF THE STAMFORD, CONNECTICUT QUADRANGLE, 1960 (PHOTO INSPECTED 1976, PHOTO REVISED 1984). SCALE: 1" = 12,000.

### FIGURE 2 OF 6 - SITE PLAN VIEW

1. THE CONDITIONS ARE APPROXIMATE AND ARE BASED UPON STAMFORD, CT ASSESSOR MAP #139 AND FIELD OBSERVATIONS.

### FIGURE 3 OF 6 - TOPOGRAPHIC SURVEY/EXISTING CONDITIONS

1. A. THIS MAP/SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996, AND THE "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON JUNE 26, 2008.  
B. THE TYPE OF SURVEY IS A "TOPOGRAPHIC SURVEY" INTENDED TO DEPICT THE ELEVATIONS AND LOCATIONS OF CERTAIN EXISTING SITE & COASTAL IMPROVEMENTS AND FEATURES. FIELD MEASUREMENTS WERE COLLECTED ON 11/24/2008, 12/2/2008, & 1/6/09.  
C. THE TOPOGRAPHICAL ACCURACY CONFORMS TO "CLASS T-2".  
D. THE HORIZONTAL ACCURACY CONFORMS TO "CLASS D". THIS PORTION OF THE MAP/SURVEY WAS BASED ON AND COMPILED FROM AN A-2 SURVEY REFERENCED IN NOTE 2A, RECORD RESEARCH, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH FACTS AND CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS/DOCUMENTS:
  - A. A CLASS A-2 SURVEY TITLED "MAP SHOWING AN ADJUSTMENT OF PROPERTY LINE PROPERTIES OF JOHN B. BOCCHINO, JR. & MARY D. BOCCHINO, STAMFORD, CONNECTICUT" DATED SEPTEMBER 1996, SCALE 1" = 30', AND PREPARED BY ROBERT T. HAMILTON, PROFESSIONAL LAND SURVEYORS, LLC, STAMFORD, CT.
  - B. A MAP TITLED "MAP SHOWING PROPERTY OF NOB HILL CONSTRUCTION COMPANY, MITCHELL STREET, STAMFORD, CONN." DATED FEBRUARY 10, 1964, SCALE 1" = 30', AND PREPARED BY EDWARD J. FRATTAROLI, SURVEYOR, STAMFORD, CONN.
  - C. A MAP TITLED "MAP SHOWING PROPERTY OWNED BY HARRIS CONSTRUCTION CO. INC. AT SHIPPAN MALL, STAMFORD, CONN." DATED NOVEMBER 7, 1924, SCALE 1" = 60', AND PREPARED BY L. BROMFULET J. ENGINEER & SURVEYOR, STAMFORD, CONN.
  - D. STAMFORD ASSESSOR MAP #139.
3. BENCHMARK, TIDE LINES, SOUNDINGS, AND UPLAND ELEVATIONS ARE IN FEET, FIELD-LOCATED BY COASTLINE CONSULTING & DEVELOPMENT, LLC, AND REFERENCED TO THE MEAN LOW WATER (MLW) TIDAL DATUM BASED ON NAVD88 VERTICAL DATUM USING NOAA TIDE STATION #8468799 (1983-2001 EPOCH) AND CDOT HTL DATA (1983-2007) FOR STAMFORD, CT.
4. THIS MAP IS FOR PLANNING AND PERMITTING PURPOSES ONLY AND IS NOT INTENDED FOR FILING ON LAND RECORDS IN TOWN OR CITY CLERK'S OFFICE. THE PROPERTY LINES ARE DEPICTED GRAPHICALLY ONLY, AND DO NOT REPRESENT ANY PROPERTY/BOUNDARY OPINION. NOT ALL IMPROVEMENTS AND FEATURES HAVE BEEN DEPICTED.
5. SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS AS PER THE RECORD MAY APPEAR.
6. ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING AND DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455.

  
CONSTANCE M. CULLNEY, L.S. Lic. No. 70201

### FIGURES 4 & 5 OF 6 - PROPOSED CONDITIONS & CROSS-SECTION

1. THESE APPLICATION DRAWINGS WERE PREPARED FROM RECORDED RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS COLLECTED ON 11/24/2008, 12/2/2008, & 1/6/09, AND OTHER SOURCES. THEY ARE NOT TO BE CONSTRUED AS PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEYS.
2. REFERENCE IS MADE TO THE FOLLOWING MAPS & APPLICATION DRAWINGS:
  - A. FOR FIGURE 4 OF 6: "FIGURE 3 OF 6, TOPOGRAPHIC SURVEY, EXISTING CONDITIONS, CONDLIN & GAGLIARDI PROPERTY, 95 DOWNS AVENUE, STAMFORD, CONNECTICUT." DATED FEBRUARY 27, 2009 AND PREPARED BY COASTLINE CONSULTING & DEVELOPMENT, LLC.
  - B. FOR FIGURE 5 OF 6: "FIGURE 4 OF 6, PROPOSED CONDITIONS. CONDLIN & GAGLIARDI PROPERTY, 95 DOWNS AVENUE, STAMFORD, CONNECTICUT." DATED FEBRUARY 27, 2009 AND PREPARED BY COASTLINE CONSULTING & DEVELOPMENT, LLC.
3. SOUNDINGS AND UPLAND ELEVATIONS ARE IN FEET AND REFERENCED TO THE MEAN LOW WATER (MLW) TIDAL DATUM BASED ON NAVD88.
4. THE MEDIAN LINE OF COVE AND LITTORAL LINES SHOWN ON FIGURE 4 ARE APPROXIMATE, DEPICTED GRAPHICALLY ONLY, AND WERE DETERMINED USING SALIENT POINTS ALONG OPPOSING BANK MEAN HIGH WATER LINES & RIGHT ANGLE PARTITION LINES FROM THE TERMINUS OF THE APPROX. PROPERTY LINES. (REF: OREGON CADASTRAL MAP SYSTEM, JUNE 2003)
5. THESE APPLICATION DRAWINGS ARE FOR PLANNING AND PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR BID DOCUMENTS, STRUCTURAL DESIGN, OR CONSTRUCTION. NOT ALL IMPROVEMENTS AND FEATURES HAVE BEEN DEPICTED.

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(203) 245-8138

FIGURE 6 OF 6  
PROJECT DRAWING NOTES

CONDLIN & GAGLIARDI PROPERTY  
95 DOWNS AVENUE  
STAMFORD, CONNECTICUT

FEBRUARY 27, 2009

FILE NO.: 08-131

**OFFICE OF LONG ISLAND SOUND PROGRAMS**

**APPENDIX A**

**TO: Permit Section**  
**Department of Environmental Protection**  
**Office of Long Island Sound Programs**  
**79 Elm Street**  
**Hartford, CT 06106-5127**

**PERMITTEE:** John Condlin  
95 Downs Avenue  
Stamford, CT 06902

**Permit No:** 200900790-KB, Stamford

**CONTRACTOR 1:**

Address:

Telephone #:

**CONTRACTOR 2:**

Address:

Telephone #:

**CONTRACTOR 3:**

Address:

Telephone #:

**EXPECTED DATE OF COMMENCEMENT OF WORK:** \_\_\_\_\_

**EXPECTED DATE OF COMPLETION OF WORK:** \_\_\_\_\_

**PERMITTEE:** \_\_\_\_\_  
(signature) (date)